

10-5-10 *I-1 Industrial Zone Development Code*

10-5-10.1 Legislative Intent

The I-1 Industrial Zone covers that portion of the Town which has historically been occupied by the Geneva Steel plant and related industrial and manufacturing activities. It covers that portion of the town which, primarily due to existing activities, is best suited as a location for heavy industrial and manufacturing activities. It is the intent in establishing the zone to provide a location where such industrial and manufacturing activities can be continued and established in a manner that they will be protected from the encroachment of residential and commercial and similar incompatible uses and reduces the effect of undesirable characteristics of industrial activity upon surrounding areas.

10-5-10.2 Permitted Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the applicable requirements of this code.

- 1) The manufacturing, compounding, processing, packaging and warehousing of goods and materials, and including the buildings, structures, transportation systems, materials storage areas, utility systems and related accessory facilities appurtenant to the operation of the primary use (i.e. parking areas, fences, driveways, solid waste disposal facilities), subject to:
 - a) The prior approval of a site plan by the Town Council for any building, structure or facility to be placed on any portion of the premises not currently occupied by a building, structure or facility, in accordance with the provisions of section 3-3-20, and
 - b) The issuance of a conditional use permit by the Town Council prior to the establishment of any new industrial activity or significant change in the character of operation of an existing industrial activity.
- 2) Agricultural and livestock raising subject to the terms and conditions for such uses as set forth in the A-1 Agricultural Zone, but not including the placement of dwellings.
- 3) Low Power Radio Service Antenna Facilities, subject to the provisions of section 10-3-3.30. (Paragraph 3 added by Ordinance 96-02).

10-5-10.2 Area and Width Requirements

There shall be no area and width requirement, except that an area sufficient to accommodate all proposed structures, off-street parking, loading and unloading, vehicular access and similar activities shall be provided as set forth on the site plan.

10-5-10.3 Access Requirements

Each use located on a separate zoning lot shall front upon and have direct access to a public street having a width and quality of construction sufficient to accommodate the type and weight of anticipated vehicles.

10-5-10.4 Location Requirements

There shall be no minimum setback requirements in the zone except that all buildings and structures shall be located as shown on the approved site plan. In approving the site plan the Council may require a change in the placement of buildings, structures and facilities in order to more adequately protect the health and safety, or convenience of employees and adjacent owners, and may require the installation of landscape features.

10-5-10.4 Utility Requirements

All buildings used for human occupancy shall provide for culinary water and domestic sewage disposal.

10-5-10.5 Special Provisions

- 1) Where the use or activity is one which requires the prior approval of other local, state or federal review agencies, evidence of such approval shall be submitted to the Town as part of the application documents.
- 2) As a means of mitigating potential safety hazards or significant adverse visual impacts, the Town may require the installation of landscape features or peripheral landscape screens. Where landscaping is required the site plan shall, in addition to all other elements, contain a landscape plan showing the location of landscape areas, the location and types of all proposed plantings and other landscape features, and the location of required sprinkler systems.